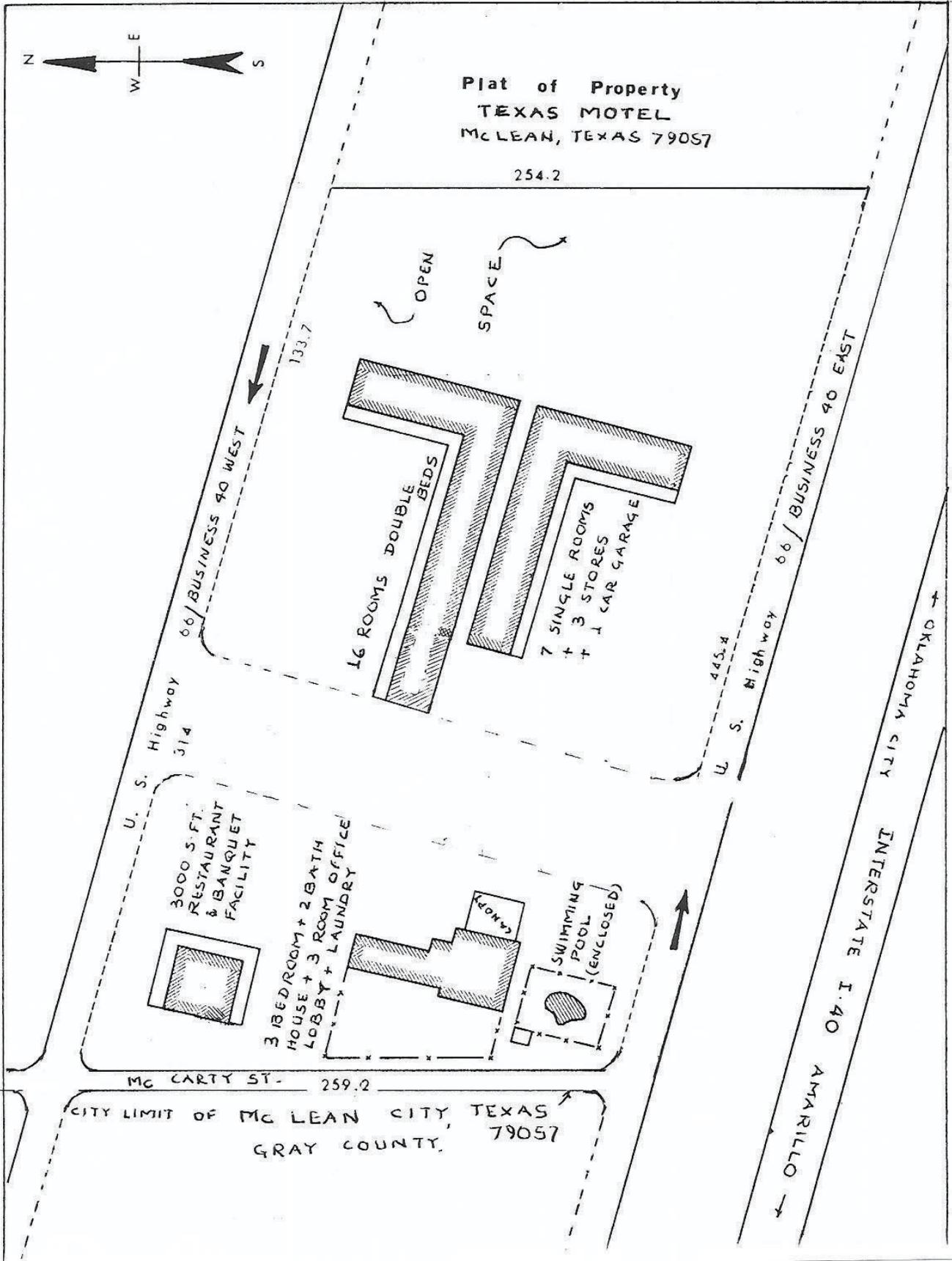


ROUTE 66 MOTEL, RESTAURANT, Swimming Pool & HOUSE, Mc LEAN, TEXAS 79057.

Phone: 951 588 9991, Whatsapp 951-444-0051



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Sale Price \$250,000 As Is

Owner Financing is available to qualified buyers.

23 Units, 3000 Sq.Ft. Restaurant, 2000 Sq.Ft. House, 3-Storefronts, Garage  
Pool Additional Land etc.

No. of Buildings 4 with over 10,000 Sq. Ft area

Lot Size Approx 2.67 + Acres

Contact +1 951 588 9991 and Whatsapp +1 951-444-0051

E Mail replyitnow@yahoo.com

This closed down 23 Unit Motel and Restaurant a historical landmark in Gray County Texas is located on the historic Route 66 with postal address as 14000 E. Business 40 East in Mc Lean Texas 79057. Property is facing east and westbound lanes of Route 66 at Mc Carty Street.

Property consists of total of **23 Rooms** in the two “L” shaped buildings. **First building** is “L” shaped building has 16 Furnished Rooms with two double size beds, both rooms and their bathrooms suppose to be in very good condition.

**Second building** is also “L” shaped and it has 7 Single rooms with single double size beds and bathrooms, plus has one, car garage and 3 small Storefronts. Out of that one of them is converted as a storage/maintenance room.

**All of the 23 rooms were renovated with new commercial grade carpets and all furniture was replaced in 2012. All 23 rooms were furnished with, good quality furniture** such as double beds, dressing table with chair and the mirror; large dresser with table lamp, hanging light fixture above both beds, wall mounted head board with end table in the middle with alarm clock and the phone on it for the double beds and separate end tables for the single beds. And cloths hangers. Each rooms contained wall-mounted electric/gas heaters and the air conditioners. and a **25” color televisions with the installation of television cable.** and some rooms were furnished with **brand new Microwaves.**

**Brand new Toilets were also installed in all 23 Bathrooms** All Bathrooms had ceiling mounted light fixture and heat lamps with timers, a light fixture above the

mirror with the receptacle for the electric shaver and also wall mounted towel racks and ward robes. All Bathrooms had durable ceramic flooring. **Bath tubs were in very good condition including the ceramic tiled walls surrounding it.** All the plumbing fixtures were leak proof and in a very good condition.

**Entire fascia boards were replaced with new ones and the exterior of the motel was oil painted during the renovation. Not only the exterior but the Interior walls are made of solid concrete block walls.( No drywalls) Most of the interior blocks were hand painted by professional painters to give it a special look of kind of wall-paper. Most of the rooms have suspended ceilings** which gives an easy, fast and an economical access for electrical and plumbing repair/maintenance . During the renovation **all old signs were replaced with the brand new signs. Most of the electrical work was completely redone including the circuit breakers and the panel boxes.** All 23 rooms have their own electrical panel boxes with circuit breakers inside each room.

**Third building** consists of **3000 sq. ft. of Restaurant with banquet facility with 85 person capacity** (only one such facility in the area) and also a dance floor and with galvanized heavy duty metal roof.. Restaurant has its own two separate store front doors in the front. There is also a delivery door in the back facing the street named McCarty for the ease of the deliveries.

City of McLean boundaries ends at this McCarty street; another words this vacant property sits just next to East boundary line of the city limits; therefore there is no bed tax or an occupancy tax that you have to pay to the city. Sewer, Water, Gas Trash Postal and School Bus services are provided by the city. McLean city is very cooperative and anxious to have this place open for business.

**Fourth building,** consists of **Office with attached House** which has two car **Canopy,** in the front for the guest check-in. Office has night window as well as “L” shaped registration counter which separates the Guest Registration, Lobby and Waiting area . There is a Cable Equipment/Storage Room behind the office area.

**House has 2000 square.Feet area with large Living Room, large Kitchen, Three Bedrooms and Two Bathrooms** which is nicely connected to the **Office area in the front and also with separate Laundry/ Linen room on the side.** There is separate entrance/exit door for the housekeeping staff, Also there are separate entrance doors for the Office, Kitchen and to the Bedroom of the house.

Next to the house in the South-West corner of the property there is a **Swimming Pool** with pool equipment room which is enclosed with secured fiberglass fence for the protection of the children.

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Parking lot has very easy entrance and exit for huge 18 Wheeler Trucks and Recreational Vehicles etc. Half of the parking lot was slurry sealed & re-stripped in July 2009 and other half or at present entire parking lot needs re-surfacing/slurry seal.

**During the renovation Three brand new "Route 66 Motel & Restaurant" signs were erected.** Two are erected over the map of Texas made out of the heavy solid concrete on each side of the Route 66 and One above the car canopy. Also There are also **two tall huge illuminated signs erected over two heavy duty steel poles which reads as "MOTEL" and its size is 16' X 5' and the other sign reads as "Restaurant" and its size is 20' X 4'.** These signs are visible from the Interstate Freeway I-40. Next to the sign pole is a tall **Flag Pole** with adjustable flood lamp.

20 miles east of this property, town named Shamrock with population of 2000 has over 12 motels totaling over 500 rentable rooms compared to that Mc Lean has only two motels in the town including this property and all the motels are thriving on Freeway/Interstate I-40 traffic. **This property has very huge potential. If questions, please do not hesitate to call +1-951 588 9991 during normal business hours.**

**PROJECTIONS FOR ROUTE 66 MOTEL & RESTAURANT**

**1. Income approach for 100% occupancy:**

a) Room Revenue 23 rooms with \$60 Average Daily Rate. (Not counting any Short Time Rental & and the current \$75 ADR in the area)	\$503,700
b) Restaurant with average daily profit of \$300/day (This does not include Potential rental of Banquet Facility)	\$109,500
c) Three stores can be leased out at \$3 X 267 = 800/mo.( Franchises like Subway/Dairy-Queen/Dunkin Donut; could generate higher revenue.	\$ 9,600
<b>TOTAL POTENTIAL INCOME/YEAR @100% Occupancy.....</b>	<b>\$628,800/Year</b>

2.. Income approach for 60% occupancy :

a) Room Revenue with average \$60 Average Daily Rate .:	\$302,220
b) Restaurant with average daily profit of \$200/Day =....	\$ 73,000
c) Three stores can be leased out at \$3x267=\$800/mo. Franchises like Subway/Dairy Queen/Dunkin Donut could generate higher.....	9,600

**Gross Potential Income** .....**\$384,820**

Please note, above net income of \$302,220, does not include:

- i) Potential Rental Income of Banquet Facility,
- ii) Miscellaneous income such as phone, fax, Xerox Etc,
- iii) Extra Income you may receive by renting out existing 16 rooms which has two beds There is only one motel in the town, which has only 10 rooms, and its current rate is \$75 per day compared to \$60/day is used in the above illustration.
- iv) Rental of house at \$500/Mo. Or \$6,000/Yr

3. Projected Expenses at 60% occupancy:

a) Utilities: including gas, water, electric, trash, telephone	\$ 31,820
b) Cable	\$ 5,000
c) Supplies	\$ 6,800
d) Repair and maintenance supplies	\$ 7,000
e) Property taxes	\$ 1800
f) Insurance	\$ 6,600
g) Advertising	\$ 6,000
g) Miscellaneous	\$ 4,000

**TOTAL ESTIMATED EXPENSES** **\$ 69,020/Year**

**4. Projected Cash Flow at 60% occupancy:**

**Total Sale Price = \$ 300,000 (If no Broker/Commission involved)**

**Net Income-without mortgage payment and payroll (\$400,000-\$60,000).....** **\$ 233,200/Year**

Less Principal and **Mortgage** Payment..... 26,645

\$100,000 down payment and the balance of \$200,000,

Amortized over 10 years @ 6%,@ \$2,220.41/mo.

Less **Payroll/Salary**, \$5,000/Mo..... \$ 60,000

**( You can even save this \$60,000 or part of it, depending upon the number of your own family members employed at this motel! )**

***Net Projected Cash flow after Mortgage Payment and Payroll***

***@ 60% occupancy 233,200-(26645 Mortgage+60,000 Salary)***

***This net is counting the room revenue only not counting other income*** ***\$200,555/Year***

***Net Projected Cash Flow @ 100% Occupancy.....*** ***\$313,355/Year***

***\$503,700-(\$103,700 Exp+26,645 Mortgage+60,000 Salary)=***

***This net is counting the room revenue only not counting other income***

***All other income on and above Room revenue will be extra profit !***

**(There is even more tremendous opportunity if you franchise this property!)**

**Disclaimer:** The information contained herein, and any additional information provided to you for guidance purpose only. You should carefully verify each item. Seller/s do not guarantee accuracy and shall not be responsible for any misstatements of fact, errors, omissions, mistakes, change of purchase price or terms of sale without prior notice

PLEASE SEE THE FOLLOWING COPY OF  
ABSTRACT OF TITLE WHICH SHOWS THAT THIS  
PROPERTY WAS SOLD FOR \$150,000 IN MAY 1978,  
WITHOUT RESTAURANT.

PAUL F. MIDDLETON and wife, DOROTHY MIDDLETON

TO

CHETAN MANIBHAI PATEL and wife, ARUNA CHETAN PATEL

WARRANTY DEED

DATED: May 19, 1978

FILED: June 26, 1978

RECORDED: Volume 411 Page 538 of the DEED RECORDS of Gray County, Texas

CLERK'S FILE NO. 45126

45126

**The State of Texas, } Know All Men by These Presents:**  
**County of GRAY**

That We, PAUL F. MIDDLETON and wife DOROTHY MIDDLETON

of the County of GRAY State of TEXAS for and in consideration  
of the sum of

ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000.00) DOLLARS

to us paid, and secured to be paid, by CHETAN MANIBHAI PATEL and wife  
ARUNA CHETAN PATEL

as follows:

The sum of THIRTY FIVE THOUSAND DOLLARS (\$35,000.00) cash, and the sum of  
FIVE THOUSAND DOLLARS (\$5,000.00) due on or before the first day of October,  
1978, the balance to be evidenced by one certain vendors lien note in the  
amount of ONE HUNDRED TEN THOUSAND DOLLARS (\$110,000.00), bearing interest  
at the rate of 8% per annum, with monthly installments beginning May 1,  
1978 of \$750.00 and \$1,350.00 per month beginning June 1, 1978 and the  
balance of payments in the amount of \$1,350.00 per month for the months of  
June, July, August, September and October of each year and the sum of  
\$750.00 per month for the months of November, December, January, February,  
March, April and May of each year. Said note secured by Deed of Trust of  
even date.